



HOMELESS OFF STREET SANCTUARY

HUB AND SATELLITE SITE DESIGN

AUTHORS:

Dario Rodman-Alvarez, Rudi Mattheis-Brown, Luis Ricardo de la Rosa, Nick Wroth.

ACKNOWLEDGEMENTS:

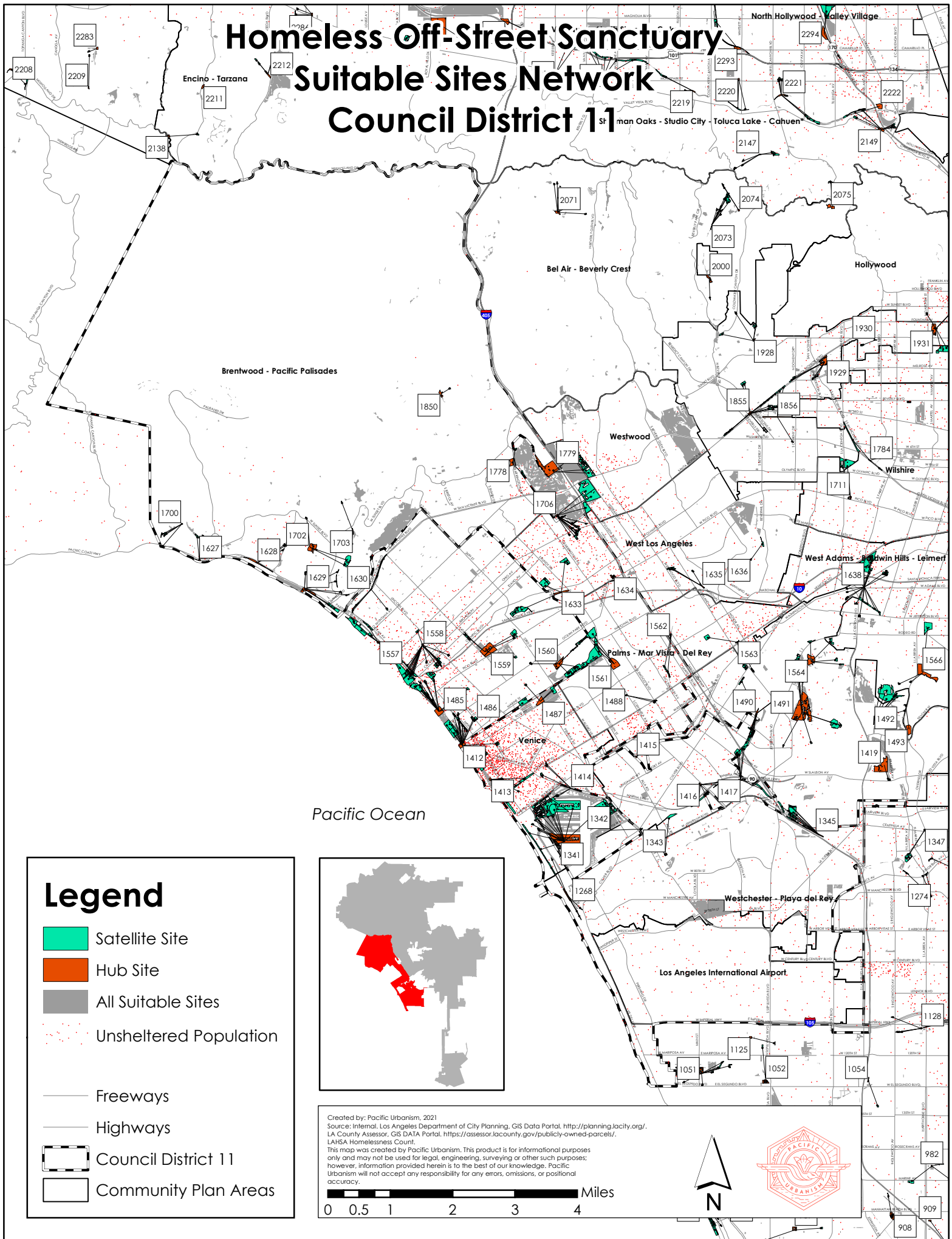
Special thanks to Frank Murphy, Chair of the Venice Neighborhood Council Homeless Committee

SUGGESTED CITATION:

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<https://www.pacificurbanism.com/research-publications/2021/5/11/homeless-off-street-sanctuary-site-suitability-network>

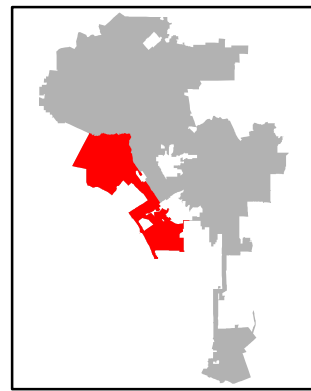
Homeless Off-Street Sanctuary Suitable Sites Network Council District 11



Legend

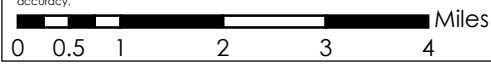
- Satellite Site
- Hub Site
- All Suitable Sites
- Unsheltered Population
- Freeways
- Highways
- Council District 11
- Community Plan Areas

Pacific Ocean



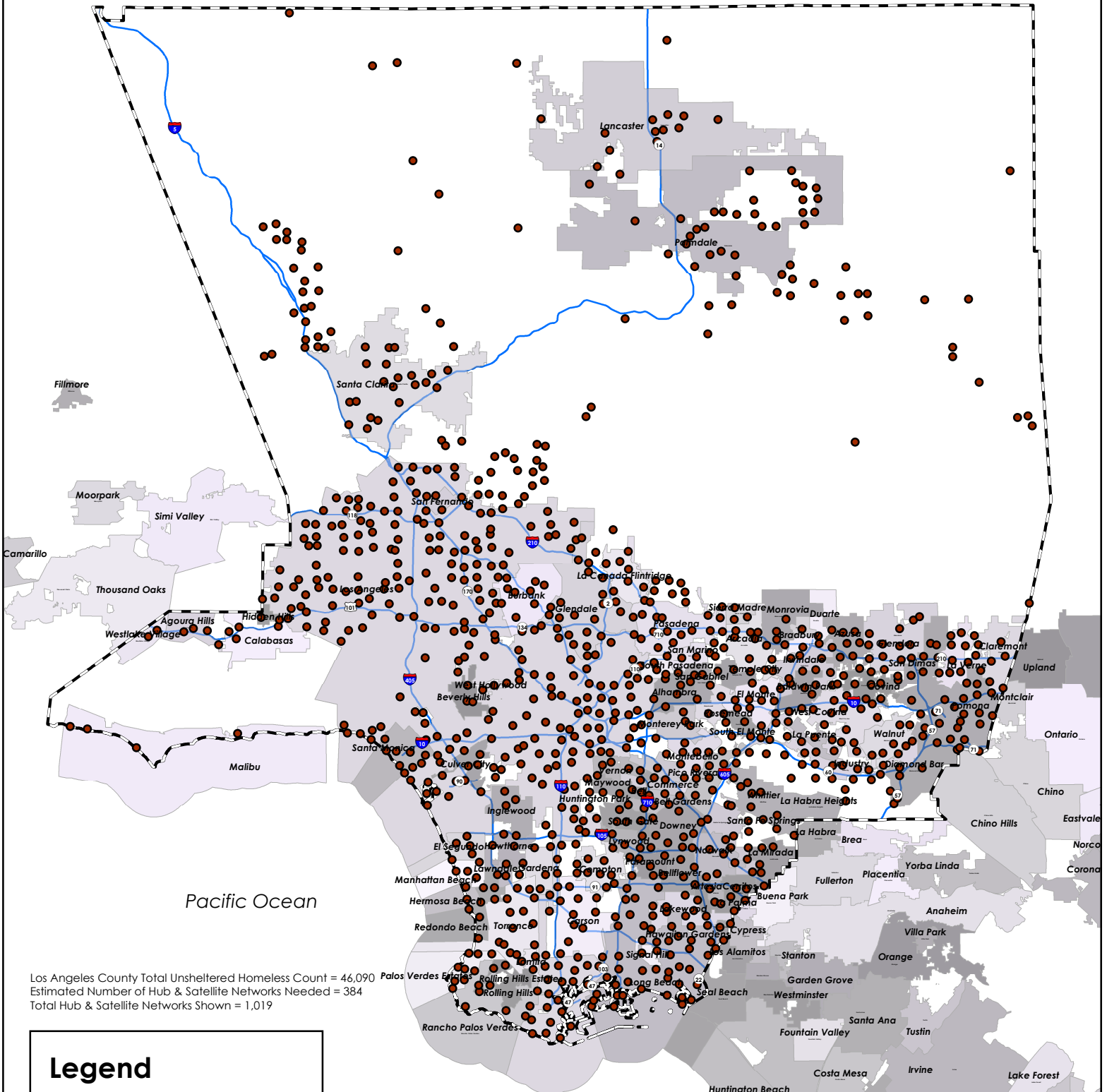
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 Source: Internal, Los Angeles Department of City Planning, GIS Data Portal, <http://planning.lacounty.gov/>,
 LA County Assessor, GIS DATA Portal, <https://assessor.lacounty.gov/publicly-owned-parcels/>,
 LAHSA Homelessness Count.

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982
909
908

Homeless Off-Street Sanctuary Hub Sites County of Los Angeles



Los Angeles County Total Unsheltered Homeless Count = 46,090
 Estimated Number of Hub & Satellite Networks Needed = 384
 Total Hub & Satellite Networks Shown = 1,019

Legend

- Hub Sites
- ▭ LA County Boundary
- Freeways

Created by: Pacific Urbanism, 2021
 Source: Internal, Los Angeles Department of City Planning, GIS Data Portal, <http://planning.lacounty.org/>.
 LA County Assessor, GIS DATA Portal, <https://assessor.lacounty.gov/publicly-owned-parcels/>.
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0 3.25 6.5 13 19.5 26 Miles

N

Laguna Hills
 Laguna Niguel
 San Juan Capistrano
 Dana Point
 San Clemente

2. Site Design - Hub and Satellite Network

Next, in order to maintain a small size of groups, reduce potential for adverse issues that may result from larger numbers of people, and in order to allow for a greater degree of self regulation, we limited sites to 20 occupants, organized in a network of five to six, served by a hub that houses administrative, medical, and other facilities.

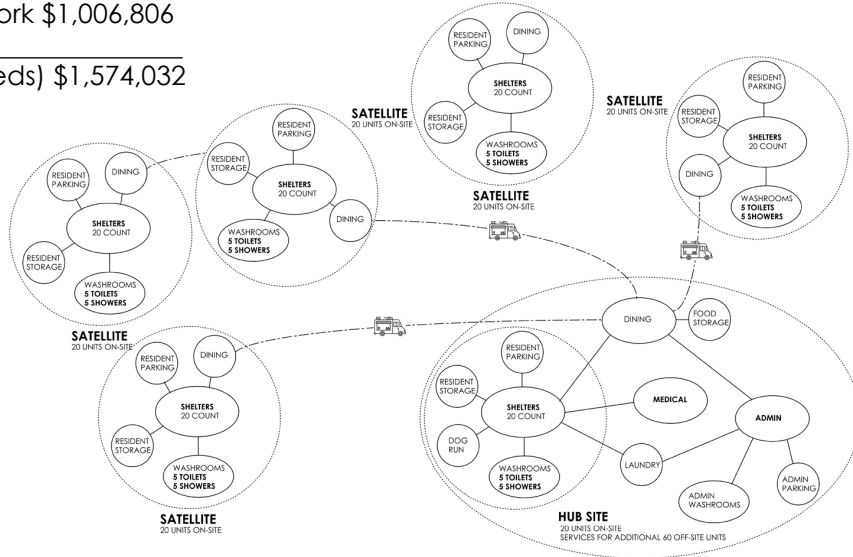
- Hub sites cover a minimum 8,500 square foot area;
- Satellite sites cover a minimum 4,000 square foot area;
- Satellites and hubs shall be no closer than 600 feet from each other and may be on a single parcel;
- Satellites shall be no farther than 1/2 mile apart

Estimated Cost

- * Satellite Site (Individual) \$201,361
- * (5) Satellite Sites per Network \$1,006,806
- * Hub Site \$567,227

- * Total Network Cost (120 Beds) \$1,574,032

* Cost per Bed \$13,116



Programmatic diagram of a hub & satellite network, showing key components within each site along with a default capacity of 20 individuals per site.

Distance from the satellite to the hub is limited to a 1/2 mile in order to allow for walkability from satellites to the service providing hub, yet still maintaining sufficient distance to avoid concentrating large populations in a single location.



Sample network at Corinth & Santa Monica Boulevard. Distance between hub and satellite sites shown by black lines, with commercial properties shown in red.



City of Los Angeles Community Plan Area - Homeless and Temporary Housing Need Assessment

Community Plan Area	Council District by CPA Centroid	2020 Homeless	Sq Ft Land Required for Temporary Housing (234 sq ft per person)	Aggregate Acres Required (Temporary Shelter)	Number of Hub and Satellite Netorks Required
Northeast Los Angeles	1	1,353	316,538	7.3	11
Westlake	1	1,977	462,645	10.6	16
North Hollywood - Valley Village	2	824	192,791	4.4	7
Sherman Oaks - Studio City - Toluca Lake - Calhenga Pass	2	367	85,881	2.0	3
Canoga Park - Winnetka - Woodland Hills - West Hills	3	339	79,214	1.8	3
Reseda - West Van Nuys	3	445	104,046	2.4	4
Hollywood	4	2,250	526,585	12.1	19
Wilshire	4	1,584	370,711	8.5	13
Bel Air - Beverly Crest	5	6	1,445	0.0	0
Encino - Tarzana	5	366	85,564	2.0	3
West Los Angeles	5	514	120,248	2.8	4
Westwood	5	210	49,205	1.1	2
Sun Valley - La Tuna Canyon	6	1,357	317,519	7.3	11
Van Nuys - North Sherman Oaks	6	625	146,204	3.4	5
Arleta - Pacoima	7	490	114,688	2.6	4
Mission Hills - Panorama City - North Hills	7	635	148,502	3.4	5
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	7	141	32,896	0.8	1
Sylmar	7	373	87,228	2.0	3
South Los Angeles	9	3,817	893,187	20.5	32
Southeast Los Angeles	9	3,901	912,788	21.0	33
West Adams - Baldwin Hills - Leimert	10	983	230,133	5.3	8
Brentwood - Pacific Palisades	11	115	26,916	0.6	1
Palms - Mar Vista - Del Rey	11	577	135,129	3.1	5
Venice	11	1,685	394,325	9.1	14
Westchester - Playa del Rey	11	200	46,822	1.1	2
Chatsworth - Porter Ranch	12	277	64,920	1.5	2
Granada Hills - Knollwood	12	103	23,998	0.6	1
Northridge	12	81	19,028	0.4	1
Silver Lake - Echo Park - Elysian Valley	13	969	226,837	5.2	8
Boyle Heights	14	839	196,426	4.5	7
Central City	14	5,679	1,328,817	30.5	47
Central City North	14	680	159,013	3.7	6
Harbor Gateway	15	276	64,535	1.5	2
San Pedro	15	522	122,036	2.8	4
Wilmington - Harbor City	15	852	199,394	4.6	7
GRAND TOTAL		35,411	8,286,216	190.2	295